



PALMDALE

a place to call home

March 14, 2013

Housing Policy Department
Received on:

MAR 20 2013

JAMES C. LEDFORD, JR.
Mayor

TOM LACKEY
Mayor Pro Tem

LAURA BETTENCOURT
Councilmember

MIKE DISPENZA
Councilmember

STEVEN D. HOFBAUER
Councilmember

Ms. Lisa Bates, Deputy Director
Department of Housing & Community Development
1800 Third Street
Sacramento, CA 95811-6942

**Re: Annual Report on the Implementation of the City of Palmdale
General Plan**

Dear Ms. Bates:

In accordance with Section 65400 of the Government Code, enclosed is a copy of the City of Palmdale's Annual Report on the Implementation of the General Plan. This report covers the period from January 1, 2012, through December 31, 2012, and was reviewed by the City of Palmdale City Council on March 6, 2013.

If you have any questions, please contact Susan Koleda, AICP, Senior Planner or me at (661) 267-5200.

Sincerely,

Richard Kite
Planning Manager

RK:sk

Enclosure

Auxiliary aids provided for

communication accessibility

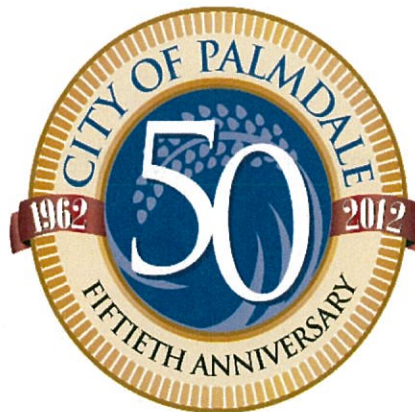
upon 72 hours notice and request.

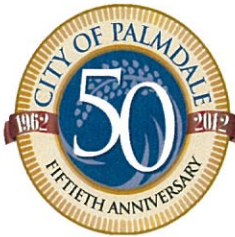


PALMDALE

a place to call home

2012 Annual Report on the Implementation of the City of Palmdale General Plan





2012 Annual Report on the Implementation of the General Plan

Prepared For:

Palmdale City Council
Palmdale Planning Commission
David Childs, City Manager

Prepared By:

Planning Department
Richard Kite, Planning Manager

City of Palmdale

38300 Sierra Highway
Palmdale, CA 93550
(661) 267-5100
www.cityofpalmdale.org

Reviewed by the City Council on March 6, 2013
Agenda Item 7.14



Table of Contents

Chapter 1 – Introduction

A. Purpose of the Annual Report.....	1
B. Purpose of the General Plan.....	1
C. Status of the Adopted Elements of the City's General Plan.....	1

Chapter 2 – Development Activity Summary

A. Residential Building Permits.....	6
B. Commercial/Industrial and Miscellaneous Building Permits.....	7
C. Development Approvals by the Planning Department.....	9

Chapter 3 – Implementation of the General Plan

A. Land Use Element.....	14
B. Circulation Element.....	15
C. Environmental Resources.....	16
D. Public Services Element.....	17
E. Safety Element.....	17
F. Noise Element.....	18
G. Parks, Recreation and Trails Element.....	18
H. Community Design Element.....	19

Chapter 4 – Housing Element

A. Goal H1 – Promote the Construction of New Housing Affordable to all Income Groups.....	20
B. Goal H2 – Preserve and Improve the Existing Supply of Affordable housing.....	21
C. Goal H3 – Remove Government Constraints on Housing.....	22
D. Goal H4 – Promote Equal Housing for all Persons Regardless of Race or Color, Religion, Sex, Familial Status, Ancestry or Handicap.....	22
E. Goal H5 – Adequately House Households with Special Needs.....	22
F. Goal H6 – Implement Energy and Water Conservation Measures.....	23
G. Goal H7 – Enhance the Vitality and Safety of Existing Residential Neighborhoods.....	23
H. Goal H8 – Promote Neighborhood Versatility by Encouraging a Mix of New Housing Alternatives to Increase Affordability and Promote Home Ownership.....	24
I. Neighborhood Stabilization Program.....	24
J. 2012 RHNA Progress.....	25

Appendices

1 – Annual Element Progress Report, State Housing and Community Development	
---	--



Chapter 1 – Introduction

A. Purpose of the Annual Report

Government Code Section 65400 requires that all California cities provide a yearly report on the status of the General Plan and how it is progressing toward implementation of its stated goals. The City is required to submit the Annual Report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 each year. The Annual report provides a means to monitor the success of implementing the General Plan and determined if changes need to be made in the plan or its implementation programs.

B. Purpose of the General Plan

Under State law, the City is required to prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.

C. Status of the Adopted Elements of the City's General Plan

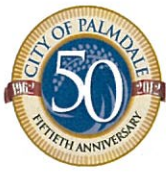
State law requires that the City's General Plan include seven elements; Land Use, Circulation, Housing, Safety, Noise, Conservation and Open Space. State law also allows the City to adopt any additional elements that the City deems necessary. The City of Palmdale has adopted a General Plan to provide comprehensive, long-range policy guidelines for future growth and development which incorporates the following elements: Land Use, Circulation, Noise, Housing, Public Services, Safety, Environmental Resources, Parks, Recreation and Trails and Community Design. Each element includes a profile report containing baseline data, and a statement of issues, goals, objectives, and policies and programs as required by State Law.



The following is a brief overview of actions taken to each adopted element of the General Plan since its adoption:

1. Land Use Element (adopted January 25, 1993)

- GPA 93-2 corrected mapping and text errors;
- GPA 94-2 adopted policies for the development of the College Park Palmdale property;
- GPA 94-3 clarified policies regarding the location of parks and other public facilities and corrected Land Use mapping errors;
- GPA 94-4 revised Land Uses at 14 locations throughout the City and clarified text regarding mobile home parks;
- GPA 95-1 modified the Land Use designation on undeveloped industrial land;
- GPA 95-2 modified the Land Use designation on a one-acre property to accommodate a mortuary;
- GPA 96-1 changed the Land Use map and text to reflect the Downtown Revitalization Plan;
- GPA 96-2 added a policy regarding development on the east side and reduced the development density within that area;
- GPA 96-4 assigned Land Use designations to most areas that had previously been designated as SD;
- GPA 97-4A through D modified 15± acres on Avenue S at 45th Street East from SFR-3 (Single Family Residential, 3.1-6 du/ac) to OC (Office Commercial) for development of a Kaiser Permanente facility, 28± acres from DC (Downtown Commercial) and CC (Community Commercial) to PF (Public Facility) along both sides of Sierra Highway near Avenue Q-6, and .37 acres on 10th Street East at Avenue Q-10 from MR (Medium Residential) to PF (Public Facility) for a public parking;
- GPA 98-2 amended policies to accommodate the College Park Palmdale Specific Plan;
- GPA 98-3 approved Land Use map and policies consistent with the Avenue S Area Plan and repealed the Palmdale Park South Specific Plan;
- GPA 98-4 modified 160 acres from Harris Specific Plan to SFR-3 (Single Family Residential, 3.1-6 du/ac) and OC (Office Commercial), modified six acres on 5th Street East at Avenue R-5 from MFR (Multi-Family Residential) to IND (Industrial) and repealed the Rancho Valley Specific Plan;
- GPA 99-1 A through M reduced the number of potential new multiple family housing units in the City in response to a moratorium on development of three or more units;
- GPA 99-2 A & B amended 13± acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial) for



- development of a 33-acre community retail shopping center at 47th Street East and Avenue S and 83± acres from BP (Business Park) to IND (Industrial) at the southwest corner of Division Street and Avenue O;
- GPA 00-02 A through C amended 4.5 acres from OC (Office Commercial) and CM (Commercial Manufacturing) to PF (Public Facility) and .55 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) to reflect developed conditions;
- GPA 02-01A&B amended 40 acres from SFR1 (Single Family Residential, 0-2 du/ac) to OS (Open Space) and 33 acres from SP4 (Specific Plan – Joshua Hills) to OS (Open Space) to construct two voter-approved park sites;
- GPA 03-02 amended 2.5 acres from OS (Open Space) to RC (Regional Commercial) adjacent to the A.V. Country Club;
- GPA 03-04A amended 10 acres from NC (Neighborhood Commercial) to SFR-3 (Single Family Residential, 3.1-6 du/ac);
- GPA 03-04B amended 13.65 acres from RC (Regional Commercial) to CC (Community Commercial);
- GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office Commercial);
- GPA 03-07 amended 15.23 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial);
- GPA 04-03 to amend .76 acres from CC (Community Commercial) to CM (Commercial Manufacturing);
- GPA 05-04 amended 8.6 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 05-03 on 5.44 acres from OC (Office Commercial) to MR (Medium Residential) and on 27.04 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 06-02 on 8.6 acres from OC (Office Commercial) to CC (Community Commercial);
- GPA 07-01A amended 110 acres from BP (Business Park), CM (Commercial Manufacturing), IND (Industrial), MFR (Multi-Family Residential), and MR (Medium Residential) to Specific Plan 18-Palmdale Transit Village Specific Plan;
- GPA 07-01B amended 8 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (Neighborhood Commercial) on the north side of Avenue S, between the alignments of Springfield Street and 42nd Street East;
- GPA 07-02 amended 5.01 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to NC (neighborhood Commercial) located approximately 600 feet north of the northeast corner of Avenue R and 47th Street East;
- GPA 06-3 amended 26.85 acres from IND (Industrial) to OC (Office Commercial), amended 43.39 acres from IND (Industrial) to CC



(Community Commercial), amended 105.25 acres from BP (Business Park) to RC (Regional Commercial), amended 46.91 acres from BP (Business Park) to CC (Community Commercial), and amended 22.42 acres from BP (Business Park) to OC (Office Commercial);
GPA 08-04 amended 18.07 acres from SFR-3 (Single Family Residential, 3.1-6 du/ac) to CC (Community Commercial) on the northwest corner of Rancho Vista Boulevard and 15th Street East;
GPA 09-01 amended 613.4 acres from SP-10 (Palmdale Business Park Specific Plan) to IND (Industrial);
GPA 09-03 amended the land use on 540 acres from SP-17 (College Park Specific Plan) and PF-2 (Public Facility – School) to SP-17 (Foothill Ranch Specific Plan) and amended Policy L7.1.9 referencing the College Park Palmdale Specific Plan,
GPA 09-02 amended the land use on 15.39 acres from ER (Equestrian Residential) to CC (Community Commercial) and on 14.93 acres from OC (Office Commercial) to CC (Community Commercial) between 10th Street West and 11th Street West, Avenue O-4 to 660 feet north of Avenue O.
GPA 11-03 adopted the new Medium-High and High Density Residential Land Use designations and amending the General Plan Land Use Map identifying the boundaries of new Medium-High and High Density Residential land uses.

2. Circulation Element (adopted January 25, 1993)

GPA 93-2 corrected the right-of-way designation for 6th Street East;
GPA 94-3 corrected errors on the circulation map;
GPA 95-3 updated the circulation map and adopted street cross-sections;
GPA 97-1 changed the designation on certain roadway segments.

3. Environmental Resources Element (adopted January 25, 1993)

GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction;
GPA 98-3 amended the list of designated scenic highways to include the Antelope Valley Freeway south of Rayburn Road;
GPA 04-01 was an update of the Environmental Resources Element;
GPA 11-02 added a goal, objective and policies related to renewable energy.

4. Public Services Element (adopted January 25, 1993)

GPA 93-2 eliminated a reference to adoption of the Hazardous Waste Management Plan as an element of the General Plan;
GPA 94-3 updated information regarding schools;



GPA 97-3 provided policies regarding telecommunication facilities;
GPA 04-05 was an update of the Public Services Element;
GPA 09-04 allowed the limited use of private sewage disposal systems for renewable energy projects located on sites with an IND (Industrial) designation in the eastern portions of the City and for aggregate mining and aggregate related uses on properties in the MRE (Mineral Resource Extraction) designation of the City.

5. Safety Element (adopted January 25, 1993)

GPA 93-2 added a policy regarding development near hazardous waste facilities;
GPA 04-01 was an update of the Safety Element.

6. Noise Element (adopted January 25, 1993)

GPA 04-04 was an update of the Noise Element.

7. Housing Element (adopted October 5, 2012)

GPA 11-03 adopted the 2006-2014 Housing Element update.

8. Parks, Recreation and Trails Element (adopted January 25, 1993)

GPA 96-6 updated the multi-use trail and bikeway plans;
GPA 03-06 updated the Parks, Recreation & Trails Element.

9. Community Design Element (adopted December 24, 1994)

GPA 97-2 modified community design policies for industrial development.
GPA 11-03 adopted policies regarding the design of high-density residential projects.

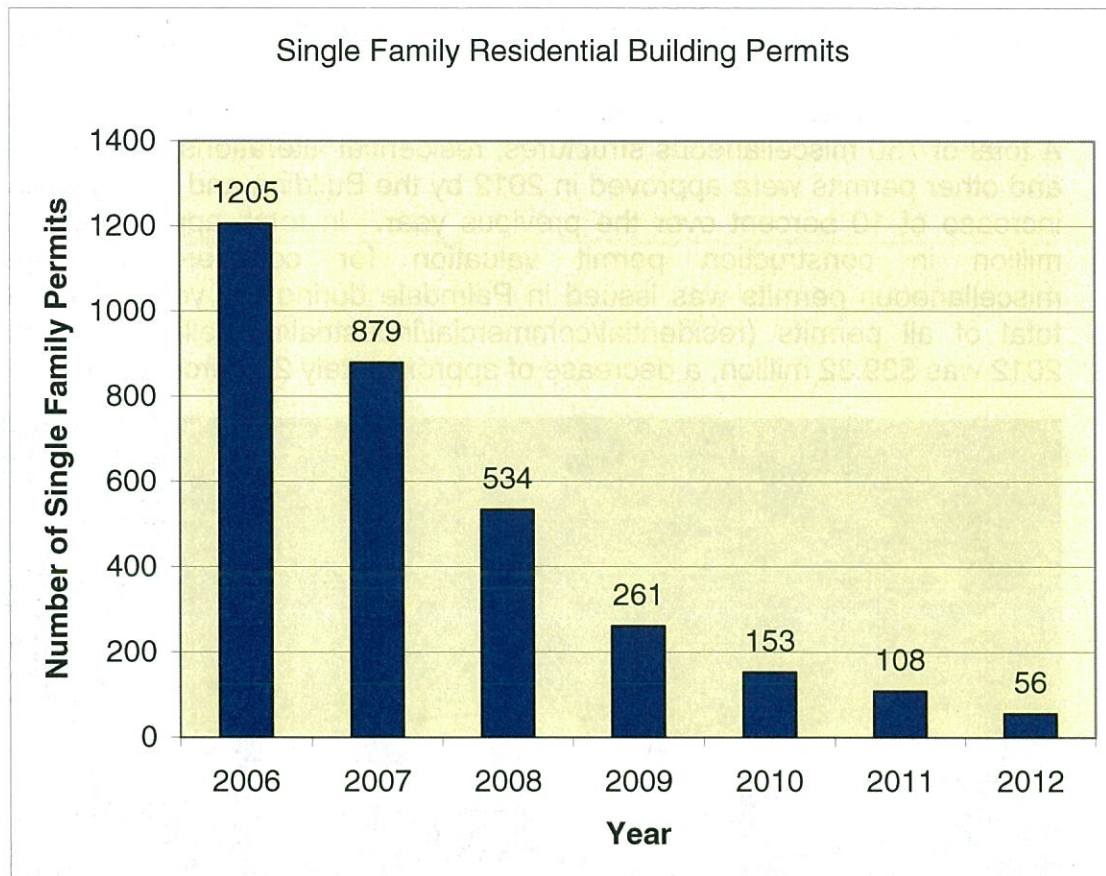


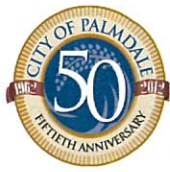
Chapter 2 – Development Activity Summary

New development can be a good measure of the effectiveness of a City's General Plan; therefore, the 2012 Annual Report to the Governor highlights the development activity the City has experienced within the year. The report includes a summary of approved entitlements and building permit activity.

A. Residential Building Permits

Between January 1, 2011, and December 31, 2011, new single-family housing starts totaled 56 units and \$11 million in valuation, which is a decrease of 48 percent over the prior year's 108 units. In 2006, a peak year, the City had 1,205 housing starts; this number has declined every year since. Staff believes the low number of single-family permits to be issued is a result of the on-going foreclosure crisis and a lack of finished lots. Therefore, as shown in the table below, housing starts within Palmdale have dropped by approximately 95 percent between 2006 and 2012.





Single Family Residential under construction

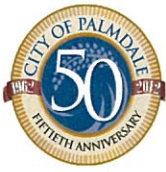
In 2012, building permits were issued for 156 affordable multi-family units within the Palmdale Transit Village Specific Plan area. 46 affordable townhomes should begin construction in 2014-2015.

B. Commercial /Industrial and Miscellaneous Building Permits

Five new commercial or industrial construction permits were issued during 2012. A total of 750 miscellaneous structures, residential alterations, carports/garages, and other permits were approved in 2012 by the Building and Safety Division, an increase of 10 percent over the previous year. In total, approximately \$12.69 million in construction permit valuation for commercial/industrial and miscellaneous permits was issued in Palmdale during the year. The valuation total of all permits (residential/commercial/industrial/miscellaneous) issued in 2012 was \$39.32 million, a decrease of approximately 20 percent from 2011.

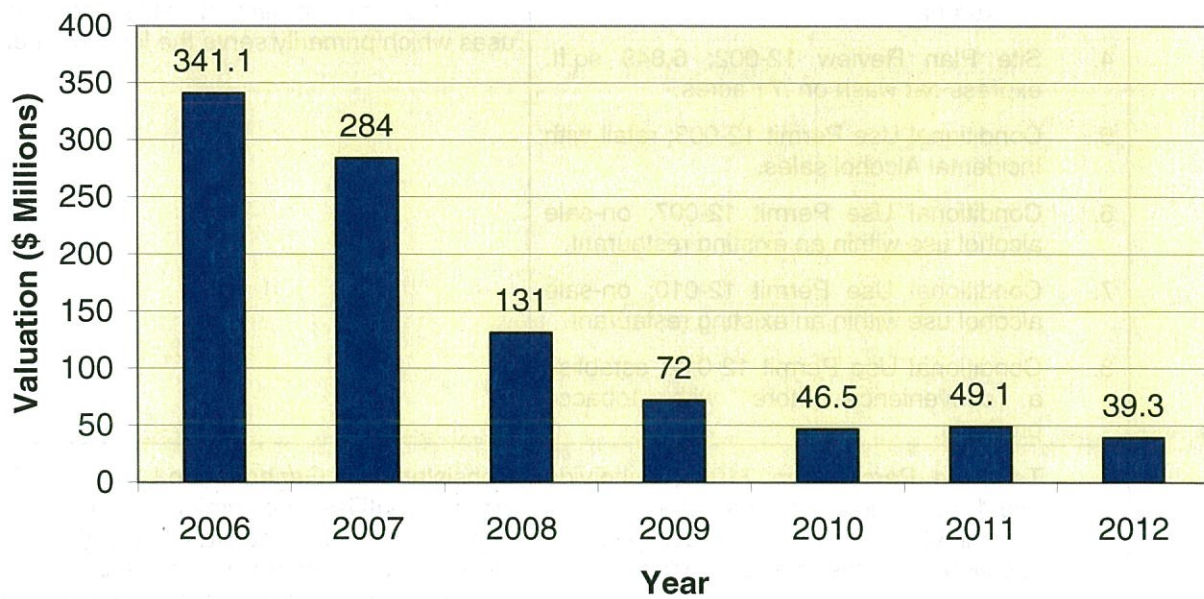


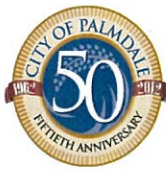
Medical office constructed adjacent to Palmdale Regional Medical Center



1.5 MW photovoltaic solar facility under construction

2006-2012 Total Permit Valuations





C. Development Approvals by the Planning Department

The Planning Department is responsible for reviewing current development proposals and ensuring consistency with the General Plan. The Department facilitates public hearings held by the Planning Commission once per month. In addition, the Planning Manager acts as the Hearing Officer over Site Plan Review hearings.

As shown in Table 1, a total of 35 development applications were approved in 2012.

Table 1 - Development Activities/Projects Approved in 2012

Development Application	General Plan Consistency
1. Tentative Parcel Map 72109; subdivide 2.27 acres into three lots.	Consistent with the Palmdale Trade and Commerce Center Specific Plan which was established to accommodate and promote quality commercial and industrial development and related supportive commercial uses.
2. Site Plan Review 12-008; 24,264 square foot of medical office and retail on 2.27 acres.	
3. Conditional Use Permit 12-001; on-sale alcoholic beverage use within an existing restaurant.	Consistent with the Community Commercial General Plan Land Use designation, which promotes development of retail and service uses which primarily serve the local market.
4. Site Plan Review 12-002; 6,849 sq.ft. express car wash on .71 acres.	
5. Conditional Use Permit 12-003; retail with Incidental Alcohol sales.	
6. Conditional Use Permit 12-007; on-sale alcohol use within an existing restaurant.	
7. Conditional Use Permit 12-010; on-sale alcohol use within an existing restaurant.	
8. Conditional Use Permit 12-012; establish a convenience store with tobacco products.	
9. Tentative Parcel Map 71835; subdivide 185.4 acres into one parcel for parcel consolidation purposes and dedication or vacation of easements and/or public rights-of-way.	Consistent with General Plan Land Use Map, which identifies the project area as PF-Landfill, including sanitary landfills as a permitted use which will serve the residents of Palmdale and the Antelope Valley region and the project as proposed will provide additional landfill capacity for the residents and surrounding community. The landfill is also consistent with the City's Solid Waste Management Plan siting section which identifies the existing AVPL I and II.



2012 Annual Report on the Implementation of the General Plan

10. Conditional Use Permit 11-024; purchase of secondhand property within an existing jewelry store.	Regional Commercial land use designation permits establishment of a wide range of retail and service commercial uses to serve regional needs and provide economic benefits consistent with Land Use Element Goal L4 which permits establishment of supportive commercial uses.
11. Conditional Use Permit 12-008; establish a nightclub & entertainment use within in an existing restaurant.	
12. Zoning Ordinance Amendment 12-001; amendments to permit express car wash use within the C-1, C-2, C-3 zones.	Consistent with Policy S4.1.1 which allows the adoption of appropriate Codes to assure minimum standards to safeguard health, safety and public welfare by regulating the use and occupancy, location and maintenance of structures within the City.
13. Zoning Ordinance Amendment 12-002; establish a Minor Site Plan Review process and modify the requirements for Residential Sports Courts.	
14. Conditional Use Permit 12-004; request to upgrade the license type and to legalize the sale of tobacco/smoking products	Consistent with the Neighborhood Commercial General Plan Land Use designation, which promotes development of restaurant uses.
15. Tentative Parcel Map 71824; subdivide 9.6 acres into four commercial parcels.	Consistent with Commercial designation of the Ranch Vista Specific Plan and GP Policy L4.2.1, which encourages commercial locations accessible from major intersections.
16. Conditional Use Permit 12-002; 70,841 square foot of retail including a market with alcohol and tobacco sales.	
17. Site Plan Review 12-003; 8,035 sq.ft. of retail on 0.89 acres.	
18. Conditional Use Permit 11-025; permitting of a previously approved wireless facility and to increase the height by 10-feet to add an additional carrier.	Promotes General Plan Public Services Element Goal PS8, which encourages and facilitates a wide variety of communication services. Provides expanded communication capability, while avoiding potentially offensive aesthetic impacts.
19. Site Plan Review 12-005; 12,663 sq.ft. for religious assembly uses on 2.9 acres	Consistent with Objective L6.1 which ensures that adequate land is available for uses serving or providing benefit to the general public.
20. Conditional Use Permit 12-006; establish a boarding house use (11 extremely low-income students & emancipated youth) within two buildings.	Consistent with the General Plan Land Use Policy L3.2.2 which encourages the location of multifamily housing to areas accessible to public transportation, supportive commercial use and community facilities and Policy L3.5.1 ensuring design standards for multifamily development which will create safe, convenience, attractive environment with open space and on-site recreational amenities. Promotes construction of new housing affordable to all income groups pursuant to Housing Element Goal H1; encourages development of housing



2012 Annual Report on the Implementation of the General Plan

	affordable to lower income groups in areas well served by public transportation, school, retail and other services pursuant to Policy H1.1.3.
21. Tentative Parcel Map 71771; subdivide 18.5 acres into 2 industrial lots.	Industrial Land Use designation permits a variety of land uses in compliance with General Plan Community Design Element design standards.
22. Conditional Use Permit 12-005; establish a bail bond use.	Consistent with Policy L5.1.1.1, which permits development of lighter industrial uses and more intensive service and commercial uses within the Commercial Manufacturing Land Use designation.
23. Conditional Use Permit 95-13 Major Modification No. 3; modifying conditions of approval.	Consistent with the Downtown Commercial General Plan Land Use designation, which promotes development of uses with high levels of social or commercial activity in the downtown area and include entertainment, institutional, pedestrian oriented retail and service uses.
24. Zone Change 12-01; amend the Pre-Zone designation on 44 acres from A-1PZ to QR PZ for consistency with the GP. 25. Conditional Use Permit 08-08 Time Extension; 2-year extension to previously approved sand and gravel mine on 27.5 acres.	Consistent with the General Plan Land Use designation of MRE (Mineral Resource Extraction) and Goal ER6 with ensure an adequate supply of mineral resources to meet long-term regional construction needs.
26. General Plan Amendment 11-02; include solar facilities within the Environmental Resources Element of GP. 27. Zoning Ordinance Amendment 11-03; allowing solar facilities within numerous zones and provide standards for development of utility-scale solar power generating facilities.	Conforms with Goal ER5 "Promote the attainment of state and federal air quality standards", Objective ER5.4 "Minimize emissions of air toxins and pollutants which contribute to global warming and ozone depletion", Objective ER5.5 "Reduce air pollution caused by energy consumption", Policy ER5.5.1 "Encourage energy conservation from all sectors of the community by promoting the use of energy efficient appliances, processes and equipment, and promoting energy audits of existing structures.
28. Variance 12-001; a reduction in the required building setbacks for CUP 12-006.	Variance applications require consistency only with the provisions of state law and the Zoning Ordinance.
29. Site Plan Review 11-008; construct a 4 MW ground mounted solar PV facility on 40.6 acres.	Consistent with Goal ER9: Promote solar power as an alternative energy source while protecting natural resources and Objective ER9.1: Support the growth of the solar power as a renewable energy source in the City of Palmdale.



<p>30. Site Plan Review 12-001; Upper Amargosa Recharge project consists of three components: 1) a groundwater recharge facility, including 20 acres of recharge basins and 7 acres of open stream channel; 2) a community nature park containing multi-use pathways, picnic tables, interpretive plaques and habitat enhancement/restoration areas developed on 38 acres; and 3) a 22-acre native conservation area.</p>	<p>Consistent with Policy ER1.1.6: Integrate natural hazard areas, such as floodways, seismic fault zones, and unstable soils, into the open space network in order to ensure public health, safety and welfare while preserving open space, Policy ER4.1.1: Incorporate the use of flood control measures which maximize groundwater recharge and the use of floodways as native habitat, Policy ER4.1.2: Restrict building coverage and total impervious area in the vicinity of natural recharge areas, Policy PS3.2.1: Where feasible, plan for detention or retention facilities in areas where groundwater recharge can be accomplished, and Policy PS3.2.3: Where feasible, combine drainage facilities with opportunities for recreation, as in placement of trails within drainage easements, or placement of ball fields within detention areas.</p>
<p>31. Environmental Impact Report 11-01; Palmdale Housing Element Update.</p> <p>32. General Plan Amendment 11-03; amend the Land Use, Housing and Community Design Elements in conjunction with the Housing Element Update.</p> <p>33. Zone Change 11-01; amend the Zoning Map to identify boundaries of new R-4(30) and R-4(50) zones for the rezoning program under the Housing Element update.</p> <p>34. Zoning Ordinance Amendment 11-05; amend various sections in conjunction with the Housing Element update and rezoning program.</p> <p>35. Specific Plan Amendment 11-01; amend the permitted density within Neighborhood Zone C of the Palmdale Transit Village SP to 30-40 du/ac.</p>	<p>Updating the Housing Element responds to the changing needs of the City and incorporates revisions to the Regional Housing Needs Assessment per Land Use Element Policy L1.1.3, conforms with the intent of the General Plan to allow for ongoing review and revision of the plan to meet the changing needs of the community and to reflect the continued effectiveness of the General Plan.</p>



Table 2 – Summary of Development Activities/Projects Approved in 2012

Type	Units or Building Size	Acreage
Single Family Residential	0	0
Multi Family	11	0
Commercial/ Retail/Service	109,989 sq.ft.	13.47
Industrial	0	0
Public Facilities	0	87
Religious Assembly	12,663 sq.ft.	2.9
Quarry		27.5
Telecommunications	1	0
PV Solar Facilities	1	40.6
Alcohol	7	
Tobacco	2	
Other Use Permits	3	



Chapter 3 – Implementation of the General Plan

A. Land Use Element

The Land Use Element contains a blueprint for long-term growth and development of the City. It also serves as a guide for the day-to-day operational decisions of City staff. The development proposals approved in Table 1 were found to be consistent with the provisions of the Land Use Element as well as the Land Use designations contained in the Land Use Map. Therefore, the approval of each new entitlement further implements this element of the General Plan.

As shown in Table 1, a total of 35 development applications were approved in 2012. Many of these actions help meet long-term goals as stated in the Land Use; Community Design; Housing; Public Services; Parks, Recreation and Trails; and Environmental Resources Elements of the General Plan to accommodate new development that adds value to the community, provides housing opportunities and increase job opportunities for residents.

The following Zoning Ordinance text amendments, consistent with and designed to implement goals, objectives and policies of the Land Use Element, were approved in 2012:

1. Zoning Ordinance Amendment 11-05 – establishing a new Article 44 creating the R-4 zone, setting forth uses permitted subject to various types of approvals and standards of development; amending various sections regarding transitional and supportive housing, emergency housing, temporary dependent housing, and non-conforming uses and structures associated with the 2006-2014 Housing Element Update and implementation programs.
2. Zoning Ordinance Amendment 12-001 – amending various sections to allow an express car wash use within the C-1, C-2 and C-3 zones.
3. Zoning Ordinance Amendment 12-002 – established a Minor Site Plan Review process and amended various sections related to Residential Sports Courts.



B. Circulation Element

The Circulation Element addresses the City's plans to upgrade and expand its pedestrian walkways, surface streets, arterial and regional highways, public transportation, rail service and air service. In addition to street improvements constructed in conjunction with new development during 2012, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

1. Avenue S Widening: Design and environmental clearance for the widening of Avenue S between 30th Street East and 45th Street East to provide full street improvements, including utility relocations, right-of-way acquisition, street lights, traffic signals, storm drain, and roadway paving, continued in 2012.
2. Rancho Vista Boulevard and 10th Street East Signal: This project will improve traffic operations by installing a Traffic Signal and providing intersection widening.
3. Avenue R and 10th Street East Signal: This project will improve traffic operations by installing a Traffic Signal and providing intersection widening.
4. Elizabeth Lake Road Improvements: Construction of Elizabeth Lake Road from one-half mile west of Godde Hill Road to 25th Street West in accordance with Specific Plans for City Ranch and Ritter Ranch

C. Environmental Resources Element

The Environmental Resources Element provides a basis to evaluate existing natural resources and plan for their protection. The Element establishes policies concerning conservation, preservation and managed use of air, water, open space and hillsides, biological ecosystems, and historical and/or energy resources. Implementation of this Element is accomplished primarily through the environmental review process. The City complies with the California Environmental Quality Act (CEQA), including requirements established by the California Department of Fish and Game for all projects.

Projects that have taken place in 2012 to implement the Environmental Resources Element include the following:

1. Native Desert Vegetation Preservation: A Native Vegetation Preservation Ordinance has been in effect in Palmdale since 1989. Under the



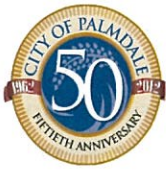
provisions of this ordinance, prior to land development Joshua trees and California Juniper are to be preserved in place or transplanted when feasible. Residents and land developers may request trees for private use on a first come, first serve basis. The City has had to implement an interest list in this regard because interest in this program has been so high.

2. Utility-Scale Photovoltaic Energy Generating Facilities: In 2012, the City approved one large-scale projects for PV solar, totaling 4 megawatts (MW) of energy on 40.6 acres. Projects totaling 5 MW were constructed in 2012.
3. Energy Upgrade California Program: Energy Upgrade California connects you with home energy professionals, including participating contractors and Whole-House Home Energy Raters, who are trained to make homes as efficient as possible. The program helps homeowners make improvements that can save energy by offering rebates and incentives up to \$8,000.
4. Water Conservation: The City has/will remove approximately 1.3 million square feet of nonessential turf from the City Landscape Maintenance Districts. Since 2008, the City has required ET based controllers for all new irrigation systems, point source irrigation systems for City projects whenever possible to prevent overspray, and drip and subterranean irrigation systems for front yards, commercial and industrial development.

D. Public Services Element

The Public Services Element presents a plan for ensuring that services and infrastructure including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services will be available to permit orderly growth and promote public health, safety and welfare. All new development is required to provide infrastructure improvements in accordance with adopted City standards. Major projects that have taken place in 2012 to implement the Public Services Element include the following:

1. Recycled Water Infrastructure: Projects constructed include a recycled water pump station and a six (6) inch water line at the Palmdale Water Reclamation Plant located at 30th Street East and Avenue P-4 and the McAdam Recycled Water Irrigation Upgrade, which abandoned the old irrigation in place and installed a new recycled water irrigation system.



2. Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
3. Transit Amenities Program: Provide benches, shelters, and other amenities at AVTA bus stops.
4. Wireless Master Plan Study: Preparation of a plan to facilitate future network expansion of wireless communication sites while decreasing blight throughout the City.

E. Safety Element

The Safety Element of the General Plan presents a plan for minimizing natural and man-made hazards to public health and safety. In this regard and in accordance with the Federal Disaster Mitigation Act of 2000, the City of Palmdale Local Hazard Mitigation Plan was approved by FEMA in August, 2009. The local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation.

F. Noise Element

The Noise Element sets guidelines for development in order to prevent noise and Land Use conflicts. Noise studies are routinely required for new residential development proposed along major arterial streets, the railroad, and within and adjacent to U.S. Air Force Plant 42 Air Installation Compatible Zone Use (AICUZ). Any necessary mitigation measures identified as a result of the noise study are then incorporated into the project in order to meet the guidelines contained in the General Plan Noise Element.

G. Parks, Recreation and Trails Element

The Parks, Recreation and Trails Element of the General Plan guides future development of parks, recreational facilities, multi-use trails, bikeways and open space areas for City residents. As the City's population increases, so does the need for active park acreage. The Element identifies a need for three acres of active parkland per 1,000 residents. The amount of developed parkland the City now operates totals approximately 332.8 acres. This equates to approximately 2.17 acres of active parkland per 1,000 residents. The City owns an additional 483.1± acres of undeveloped parkland, which is anticipated to be improved as funding becomes available.



Major projects that have taken place in 2012 to implement the Parks, Recreation and Trails Element include the following:

1. DryTown Water Park – New Slide Improvements: Construction of a new water slide and multiple buildings totaling 1,935 square feet for office, concessions, restrooms, equipment and storage.
2. Palmdale City Library: In December 2012, the City contracted with Library Systems and Services, LLC, for staffing services. The contract allowed for a 40% increase in the number of hours the library was open each week, allowed for the reintroduction of various programs, and allowed for the expansion of book and other collections.

H. Community Design Element

Policies contained in the Community Design Element shape the City's overall form and appearance. By continually striving to meet the policies contained in the Element, improvements can be seen throughout the City in its functional and aesthetic quality. Establishing and maintaining high development standards is a significant way in which the Community Design Element can be implemented.

1. General Plan Amendment 11-03: Amendments associated within the Housing Element update including adding policies to the Community Design element specifically targeting high density residential uses and design.



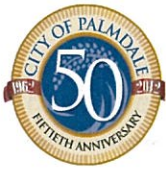
Chapter 4 – Housing Element

The Housing Element of the General Plan analyzes the community's housing needs and identifies a set of goals, quantified objectives, financial resources as well as a schedule of programs for preserving, improving and developing new housing units. State law requires the Annual Report to include "...the progress in meeting its share of regional housing needs..." for monitoring the success of implementing the Housing Element.

The following discussion evaluates the Housing Element goals.

A. Goal H1 – Promote the construction of new housing affordable to all income groups

1. New Housing Development – The City continues to gather, organize and distribute the information needed by applicants/developers, staff, the Planning Commission and City Council in a prompt manner. This is illustrated by the regular updates, distribution and public availability of the Development Summary.
2. Density Bonus Ordinance – Section 25.11 of the Zoning Ordinance provides a 20% density bonus for housing developers who make 10% of their units affordable to households earning 50% of median income in accordance with California Government Code 65915.
3. Second Unit Ordinance – A Zoning Ordinance Amendment was adopted by the City Council on October 9, 2009, amending the City's requirements for second dwelling units, consistent with state law. Approval of second units is an on-going program.
4. Mortgage Assistance Program (MAP) - No new actions were taken in 2012.
5. Mobile Home First Time Buyer Program - No new actions were taken in 2012.
6. Affordable Housing Land Bank - No new actions were taken in 2012.
7. Affordable Housing Construction Program – In December 2012, a building permit for the Transit Village was issued. The project will provide 156 apartment units for very low and low-income individuals and families. 121 townhomes will be constructed in latter phases. Additionally, building permits have been applied for on behalf of Paving the Way/Youth Build, organizations that will rehabilitate a building to accommodate 11 extremely low-income students/emancipated youth.



**156 affordable housing units under construction within the
Palmdale Transit Village Specific Plan area**

8. Small Lot Consolidation Program – No actions were taken in 2012.
9. Large Site Development Program – No actions were taken in 2012.
10. Rezoning to Provide Adequate Housing Sites – The City rezoned approximately 221 acres to R-4(30) (High Density Residential Zone), permitting 30 to 50 dwelling units per acre and approximately 83.5 acres to R-4(50) (High Density Residential Zone), permitting 50 to 60 dwelling units per acre, allowing the development of a minimum of 4170 residential unit (Zoning Ordinance Amendment 11-05 associated with the Housing Element Update).

B. Goal H2 – Preserve and improve the existing supply of affordable housing

1. Single Family Rehabilitation Loan Program - No new actions were taken in 2012.
2. Multifamily And Single Family Rental Unit Rehabilitation Program - No new actions were taken in 2012.



3. Emergency Grant Program – No new actions were taken in 2012.
4. Rental Housing Inspection Program - Rental Housing Inspection Program is an on-going program that promotes annual or biannual inspection of multifamily housing units for compliance with accessibility provisions in force at the time the buildings were built.
5. Mobile Home Space Rent Control – Ongoing program to regulate increases in month to month rent costs for mobile home park spaces.
6. Enforcement of Mobile Home Park Lease Terms Ordinance – Ongoing program forbidding owners of mobile home parks to require any existing or prospective resident from signing a lease or rental agreement that exempts the space from local rent control.
7. Mobile Home Park Ownership and Rehabilitation – No new actions were taken in 2012
8. Mortgage Revenue Bond Program - No new actions were taken in 2012.
9. Conversion of At-Risk Units – No new actions were taken in 2012.

C. Goal H3 – Remove government constraints on housing

1. Housing Impact Review – Ongoing program that evaluates the impacts on housing opportunities for each Zone Change, General Plan Amendment or Zoning Ordinance Amendment.
2. Housing for Agricultural Employees and Employee Housing – In order to comply with the requirements of Health and Safety Code Section 17021.5 and 17021.6, the Planning Department completed a Zoning Ordinance Amendment (ZOA 11-05) to allow for both employee housing and housing for agricultural employees in 2012.

D. Goal H4 – Promote equal housing for all persons regardless of race or color, religion, sex, familial status, ancestry or handicap

1. Fair Housing Services – The City contracts with the Housing Rights Center of Los Angeles to provide services to Palmdale residents the include public information on fair housing law, training in fair housing law for property managers, realtors and lenders, and investigation of fair housing complaints.



2. Fair Housing Affirmative Marketing Practices – Ongoing program that provides information to managers of rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices.

E. Goal H5 – Adequately house households with special needs

1. Temporary Dependent Unit – This program was no longer compliant with State law and was removed from the City's Zoning Ordinance in November 2012.
2. Senior Housing Development – Ongoing program to develop housing for households in which one person is age 55 or older.
3. Housing for the Developmentally Disabled - Work with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities
4. Transitional and Supportive Housing – The Zoning Ordinance was revised for compliance with State Law (SB 2) in November 2012.
5. South Antelope Valley Emergency Services (SAVES) – Ongoing program that provides service referrals, motel vouchers, emergency food and clothing to homeless and very-low income individuals and families.
6. Homeless Persons Facilities Designation – The Zoning Ordinance was amended in November 2012 to allow Emergency Shelters within the C-2 zone without a Conditional Use Permit and within the R-3, C-3 and PF zones with a CUP. Shelters will no longer be permitted within industrial (M-1 and M-2) zones.
7. Handicap Access to Housing – The City has amended its Zoning Ordinance to allow for 'Reasonable Accommodation'; a request for reasonable accommodation may be made by any person with a disability when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities
8. Residential Care Facilities – The Zoning Ordinance was amended in 2012 to allow residential care facilities located within five or more units within the R-2 and R-3 are permitted with Site Plan Review approval as opposed to a Conditional Use Permit.



F. Goal H6 – Implement energy and water conservation measures

1. Energy and Water Conservation Measures – Ongoing program to ensure all energy conservation measures required by the Uniform Building Code (Title 24) are complied with.
2. Public Information About Energy and Water Conservation – The City provides direct information and links to other sites containing information on energy and water conservation, efficiency and retrofit measures.

G. Goal H7 – Enhance the vitality and safety of existing residential neighborhoods

1. Neighborhood Improvement Program – The City is currently working on focus Neighborhood Number 4. The program improves selected low and moderate income single family neighborhoods by providing sidewalks and streetlights, and providing loans or grants for façade improvements such as paint, new roofs, landscaping and fences.
2. Partners Against Crime – Ongoing program administered by the Public Safety and Community Relations Department. The PAC program combines the City, Palmdale Sheriff's Station, rental property owners and managers and residents into a team that focuses on keeping illegal activity out of rental property and improving the quality of life for all Palmdale residents. The PAC program focuses on neighborhood maintenance and revitalization, advancing creative and comprehensive interventions for issues such as gangs, drugs and hate crimes.
3. Partners for a Better Palmdale – Ongoing program that incorporates both strategic planning and programs for public safety and neighborhood development; includes youth programs, Neighborhood Houses, Neighborhood Watch program, citizen academy, family oriented education and mediation programs, centralized volunteer recruitment and coordination program.

H. Goal H8 – Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership

1. Transit Village Specific Plan and New Construction Affordability Program – The Transit Village Specific Plan was developed for a 110-acre area



adjacent to the Palmdale Transportation Center, a multimodal transportation hub in downtown Palmdale. In December 2012, a building permit for 156 apartment units for very low and low-income individuals and families was issued. 121 townhomes will be constructed in latter phases.

I. Neighborhood Stabilization Program

The U.S. department of Housing and Urban Development (HUD) under Title III of Division B of the Housing and Economic Recovery Act of 2008, allocated funds for the purpose of assisting in the redevelopment of abandoned and foreclosed homes under the Emergency Assistance for redevelopment of abandoned and Foreclosed Homes, referred to as the Neighborhood Stabilization Program. Palmdale's allocation of funds totaled \$7,434,301. The NSP grant is a special CDBG allocation.

Grantees must ensure, to a maximum extent possible, that the sale, rental or redevelopment of abandoned and foreclosed-upon homes and residential properties remain affordable to individuals and families whose incomes do not exceed 120 percent of are median income. In 2010, the City purchased 23 properties within NSP funds. Seventeen properties have been rehabilitated and listed for sale. Eight sales have been completed and three properties are in escrow.

25 percent of the funds must be used to house individuals and families whose incomes do not exceed 50 percent of area median income (AMI). The City has acquired ten single-family residences, rehabilitated and listed the properties for sale to eligible households. Eights sales have been completed and one property is in escrow.

J. 2012 RHNA Progress

SCAG's Regional Council approved a new housing construction goal of 17,910 units in Palmdale during the planning period 2006-2014 under its Regional Housing Needs Assessment (RHNA). Government Code Section 66583 requires this goal be reflected in the City's General Plan Housing Element Update, which was certified by the California Department of Housing and Community Development (HCD) on October 10, 2012. The number of housing units identified under the RHNA by income level is shown in Table 2.

Table 3. City of Palmdale Share of the Regional Housing Needs Allocation (RHNA) January 1, 2006 - December 30, 2014



INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	4,481	25.0%
Low (51 to 80% of median)	2,822	15.8%
Moderate (80% to 120% of median)	3,024	16.9%
Above Moderate (>120% of median)	7,583	42.3%
TOTAL	17,910	100%

Table 4 shows a breakdown of new construction housing units since January 2006. To date, the City has achieved approximately 21 percent of SCAG's total new housing construction goal. If new housing construction remains relatively static for the next few years, the City will not achieve 17,910 additional new units within the cycle and the target household income levels set forth is SCAG's RHNA allocation will not met. In addition, the availability of water services for new development within the boundaries of the Los Angeles County Waterworks District continues to curtail the ability to meet the RHNA allocations.



Table 4. New Housing Units Constructed by Income Level

FISCAL YEAR	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL UNITS
2006		75		1,205	1,280
2007	41	150		879	1,070
2008	16	101	39	534	690
2009				261	261
2010				153	153
2011				108	108
2012	156			59	215
TOTAL:	213	326	39	3,199	3,777

The Housing Element also contains objectives for meeting housing rehabilitation loans, down payment assistance, and loans for first-time homeowners and emergency grants, as reflected in Table 5.

It should be noted that as of February 1, 2012, Community Redevelopment Agencies were dissolved pursuant to ABX1 26. The elimination of the CRA also eliminate the 20% set aside for the Low-Moderate Income Housing Fund utilized for many of the City's Housing programs noted in Table 5.

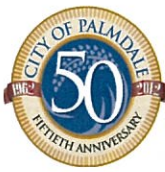


Table 5. Other Housing Objectives by Income Level

TYPE OF OBJECTIVE	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL
Single Family Rehabilitation Program				
Mortgage Assistance Loans				
Mobile Home Rehabilitation Loan				
Emergency Grants	1			1
Emergency Grant – Mobile Home				
Neighborhood Improvement Program				
Neighborhood Stabilization Program	5	3	6	14
TOTAL:	6	3	6	9



Appendices

Appendix 1 – Annual Element Progress Report (5 pages), State Housing and Community Development

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Palmdale
Reporting Period 01/01/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	56		2			58	2

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Palmdale
Reporting Period 01/01/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012		Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed		53	16				154			223	4,258
	Restricted Non-deed restricted											
Low	Deed	75	137	101							313	2,509
	Restricted Non-deed restricted											
Moderate	Deed			39							39	2,985
	Restricted Non-deed restricted											
Above Moderate		1,130	880	536	261	153	108	58			3,126	4,457
Total RHNA by COG. Enter allocation number:		1,205	1,070	692	261	153	108	212			3,701	14,209
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Palmdale
Reporting Period	01/01/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Density Bonus	Provide a 25% density bonus for developers who make 10% of units affordable to households earning 50% of AMI or 20% of units affordable to households earning 60% of AMI	2006-2014	Ongoing program to grant bonuses as provided in Zoning Ordinance
Second Unit Ordinance	Amend Zoning Ordinance to comply with AB 1886/ Provide ongoing program to approved second units	2009 2006-2014	Zoning Ordinance Amendment completed Ongoing program to approve second dwelling units
Mortgage Assistance Program	Provide assistance to qualified first-time homebuyers. To be utilized in Transit Village for sale of townhomes to low-moderate income families.	2012-2014	No actions taken in 2012
Mobile Home First Time Homebuyer Program	Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.	2006-2014	No actions taken in 2012
Affordable Housing Land Bank	Acquire & assemble parcels for new construction of affordable single and multifamily units using Housing set-aside & other funds	2006-2014	No actions taken in 2012
Affordable Housing Construction Program	Provide funding (land and/or low-interest, deferred interest or residual receipts) loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions & build new affordable housing	2006-2014	Land Use approvals obtained in 2012 and building permits to be issued in 2013 to provide for 11 extremely low income units for emancipated youth/students. Permits issued for 156 affordable units within Transit Village.
Small Lot Consolidation	City to play active roles in facilitating lot consolidations and offer identified incentives.	2012-2014	Ongoing program

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Palmdale	Reporting Period	01/01/2012 - 12/31/2012		
Large Site Development			City to play active role in facilitating land divisions and lot line adjustments to assist housing development for lower income households.	2012-2014	Ongoing program
Rezoning to provide Adequate Sites for RHNA			Rezoned land to provide sufficient sites for Very-Low and Low Income RHNA allocation.	2012	Rezoning completed October 2012
Single Family Rehabilitation Loan			Provide rehabilitation loans to owner-occupants of single family houses and mobile homes who earn 80% or less of AMI.	2006-2014	No new actions taken in 2012
Multifamily & Single Family Rental Rehabilitation Loans			Low-interest loans to owners of single and multifamily rental properties	2006-2014	No new actions taken in 2012
Emergency Grant			One-time grants for housing repairs to very low income (50% of median or less) owner-occupants of single family homes.	2008-2014	No new actions taken in 2012, 227 grants funded 2006-2011
Rental Housing Inspection			Building & Safety inspection of all residential rental properties on a regular schedule.	2006-2014	Ongoing program
Mobile Home Space Rent Control			Regulates increases in month to month rent costs for mobile home park spaces to ensure affordability	2006-2014	Ongoing program
Enforcement of Mobile Home Park Lease Term Ordinances			Forbids mobile home park owners from requiring residents to sign lease/rental that exemplify space from rent control	2006-2014	Ongoing program
Mobile Home Park Homeownership & Rehabilitation			Makes loans to eligible households for purchase of homes in 3 City owned parks	2006-2014	Ongoing program
Mortgage Revenue Bond			Issuance of mortgage revenue bonds for purchase and rehabilitation or new construction.	2006-2014	No actions taken in 2012
Conversion of At-Risk Units			Steps to be taken to ensure 303 at-risk units in 6 projects are not lost through conversion to market rate units.	2006-2014	Ongoing program
Housing Impact Review			Review housing impacts of proposed City policies, programs & actions for consistency with RHNA.	2006-2014	Ongoing program

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Palmdale	Reporting Period	01/01/2012 - 12/31/2012		
Housing for Agricultural Employees & Employee Housing			Amend Zoning Ordinance to comply with Health & Safety Code Sec. 17021.5 and 17021.6	2012	Zoning Ordinance Amendment completed October 2012
Fair Housing Services			City contracts with Housing Rights Center of LA to provide public information, training & investigation of fair housing complaints.	2008-2014	Ongoing program
Fair Housing Affirmative Marketing Practices			Provides information to managers of rental housing who participate in PAC.	2008-2014	Ongoing program
Temporary Dependent Units			Amend Zoning Ordinance to remove program that is no longer compliant with State law.	2012	Zoning Ordinance Amendment completed October 2012
Senior Housing			Develop households for persons 55 or older.	2006-2014	No new actions were taken in 2012
Housing for the Developmentally Disabled			Work with North LA Regional Center to implement outreach program.	2014	Ongoing program
Transitional and Supportive Housing Facilities			Amend Zoning Ordinance to comply with SB 2	2012	Zoning Ordinance Amendment completed October 2012
South Antelope Valley Emergency Services Program (SAVES)			Provide administrative funding to program which provides services referrals, motel vouchers, emergency food and clothing to homeless and very low income individuals and families.	2006-2014	Funding for program is ongoing
Homeless Persons Facilities Designation			Amend Zoning Ordinance in compliance with SB 2 for homeless shelter by right in at least 1 zone.	2012	Zoning Ordinance Amendment completed October 2012
Handicap Access to Housing			Requests for Reasonable Accommodation may be made by any person with a disability.	2006-2014	Ongoing program to grant reasonable accommodation requests in accordance with the Zoning Ordinance
Residential Care Facilities			Amend Zoning Ordinance to remove constraints upon development of housing for persons with disabilities in accordance with SB 520.	2012	Zoning Ordinance Amendment completed October 2012
Energy & Water Conservation			Enforce Title 24 & GC Sec. 65591	2008-2014	Ongoing program

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Palmdale	Reporting Period	01/01/2012 - 12/31/2012		
Neighborhood Improvement Program			Improve the quality of selected low and moderate income single family neighborhoods by enforcing compliance with building, safety, health, fire and other regulations	2006-2014	No new actions taken in 2012
Partners Against Crime (PAC)			Coordinates activities of code Enforcement, Housing, Sheriff's department, Public Safety, Public Works, Fire Department and LA County Health Services to address multiple problems of crime and poor property management and maintenance in multifamily housing.	2006-2014	Program operational and ongoing
Partners for a Better Palmdale			Strategic planning & programs for public safety & neighborhood development	2006-2014	Ongoing program
Transit Village Specific Plan and New Construction Affordability			A variety of denser housing types surrounding the Palmdale Transportation Center on 110 acres.	2006-2014	Permits for 156 affordable units issued in 2012, permits for 46 affordable townhomes scheduled for 2013-2014

